

## Parks and Recreation Advisory Committee Meeting to be held via Zoom

*\*Public attendance is prohibited at this time. If you'd like to watch or listen to the live Committee meeting, please email [Committees@Penticton.ca](mailto:Committees@Penticton.ca) 24-hours prior to the commencement of the meeting for the Zoom meeting participation details. You will have an opportunity to ask questions related to the agenda at the end of the meeting.*

**Monday, May 17, 2021  
at 3:00 p.m.**

1. **Call Regular Committee Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes**
  - 3.1 Minutes of the March 11, 2021 Special Parks and Recreation Advisory Committee Meeting **1-4**  
**Staff Recommendation:**  
*THAT the Parks and Recreation Advisory Committee adopt the minutes of the Special March 11, 2021 meeting as presented.*
  - 3.2 Minutes of the March 22, 2021 Special Parks and Recreation Advisory Committee Meeting **5-7**  
**Staff Recommendation:**  
*THAT the Parks and Recreation Advisory Committee adopt the minutes of the Special March 22, 2021 meeting as presented.*
4. **New Business**
  - 4.1 Volunteer Week Proclamation from Council – Anthony Haddad, General Manager Community Services **8**
  - 4.2 North Gateway Redevelopment and Investment Strategy – Anthony Haddad, General Manager Community Services **9-30**
  - 4.3 Mountain Bike Skills Park Subcommittee – Blake Laven, Director of Development Services and Penticton and Area Cycling Association **31**

4.4	Parking Lot for 150 Crow Place - Blake Laven, Director of Development Services	32-34
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**Staff Recommendation:**

*THAT the Parks and Recreation Advisory Committee support the development of millings surface parking lot with approximately 40 spaces on the City owned park zone property at 150 Crow place.*

5.	<b>Next Meeting</b>	35
6.	<b>Public Question Period</b>	
7.	<b>Adjournment</b>	

# Minutes

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## Special Parks and Recreation Advisory Committee Meeting

held via Zoom  
Thursday, March 11, 2021  
at 3:00 p.m.

- Present:** Isaac Gilbert, Chair  
James Palanio, Vice Chair  
Drew Barnes  
Gary Dean  
John Archer  
Michaela Wooldridge  
Robert (Sandy) Ross  
Susan Fraser  
Tyson Bull
- Council Liaison:** John Vassilaki, Mayor
- Staff:** Anthony Haddad, General Manager of Community Services  
Len Robson, Public Works Manager  
Sheri Raposo, Land Administrator  
JoAnne Kleb, Public Engagement Program Manager  
Philip Cooper, Communications Manager  
Jim Bauer, General Manager of Finance and Administration  
Kristen Dixon, General Manager of Infrastructure  
Angie Collison, Corporate Officer  
Kelsey Johnson, Manager of Recreation, Arts and Culture  
Alysa Wardley, Legislative Assistant
- Regrets:** Marc Tougas  
Julia Barber  
Laura Harp
- Guests:** Karen Brownlee  
Hannah Hyland

### 1. Call to Order

The Parks and Recreation Advisory Committee was called to order by the Chair at 3:01 p.m.

### 2. Adoption of Agenda

#### It was **MOVED** and **SECONDED**

THAT the Parks and Recreation Advisory Committee adopt the agenda for the meeting held on March 11, 2021 as amended.

**CARRIED UNANIMOUSLY**

James Palanio, Member at Large entered the meeting at 3:02 p.m.

3. **Adoption of Minutes**

3.1 Minutes of the February 22, 2021 Parks and Recreation Advisory Committee

**It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee adopt the minutes of the February 22, 2021 meeting as presented.

**CARRIED UNANIMOUSLY**

4. **New Business**

4.1 Beach and Mobile Vending Program

The Land Administrator provided the Committee with a presentation on the three year Beach vending program and vending hub concept.

The Public Engagement Program Manager gave an overview of the public opinion and engagement activities from the vending program proposal.

The floor was opened for questions and comments from the Committee members. Members at Large voiced concerns about the current vending tents, noting blocked real estate of shaded areas and beach views, as well as congestion of traffic.

Main Motion:

**It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee recommends that Council approve the Beach Vending program, as described in the 2021 Beach Vending Application and that Council endorse a 3-year License to Use agreement with vendors;  
AND THAT the Parks and Recreation Advisory Committee supports further analysis of establishing the concept of a "Vending Hub".

**It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee vote for division of question and divide the motion into two parts.

**CARRIED**  
**Gary Dean, Opposed**

First part:

THAT the Parks and Recreation Advisory Committee recommends that Council approve the Beach Vending program, as described in the 2021 Beach Vending Application and that Council endorse a 3-year License to Use agreement with vendors.

**CARRIED**  
**Gary Dean, Michaela Wooldridge and John Archer, Opposed**

Second part:

THAT the Parks and Recreation Advisory Committee supports further analysis of establishing the concept of a "Vending Hub".

Amendment:

**It was MOVED and SECONDED**

THAT the City ensure that the vendors selling food and items are different from the businesses established in the area.

**CARRIED UNANIMOUSLY**

Second part as amended:

THAT the Parks and Recreation Advisory Committee supports further analysis of establishing the concept of a "Vending Hub".

AND THAT the City ensure that the vendors selling food and items are different from the businesses established in the area.

**CARRIED UNANIMOUSLY**

#### 4.2 Skaha Lake Park East Plan

The Public Engagement Program Manager presented the Committee with the outcome from the third phase of the engagement process for the Skaha Lake East Plan. This included an overview of the feedback from walking tours, two public engagement sessions, as well as submitted online and paper forms.

The Public Works Manager gave a presentation which broke down components of the Skaha Lake East Plan in further detail. Regarding the initial parking lot relocation plan, it was noted this would have significant detrimental effects to the preservation of the mature trees in this area and had the potential to create a bottleneck of boat towing cars causing traffic issues to the main street entrance. These plans have since been revised to address these concerns. It was suggested that a habitat restoration plan should be prepared to update the Plan's report.

The General Manager of Finance and Administration gave the Committee an overview of the funding options for the marina upgrades. This included the management of the marina and facilities. City staff are not at a point in time where there is a comprehensive lease agreement for the area. The revised staff recommendation is to seek a community opinion to determine if there is community support for a long term contractual arrangement of up to 25 years for the operation of the marina and its associated facilities.

The floor was opened to the Committee for questions and comments. Members at Large expressed concern over the length of the agreement and as well as the amount of unknown factors regarding intent from potential business owners.

Main Motion:

**It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee recommend Council approve the Skaha Lake Park East Plan;

AND THAT the Committee support seeking Community Opinion for a long-term contractual arrangement of up to 25 years for the development, operation and management of the marina and related facilities and amenities (such as short-term and long-term moorage, marina repairs, marina retail store, gas dock with fuel sales, watercraft and equipment rentals and café/licensed restaurant) located at the marina area in Skaha Lake Park, 3885 South Main Street and include the question on the ballot as part of the upcoming by-election.

**It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee vote for division of question and divide the motion into two parts.

**CARRIED UNANIMOUSLY**

First part:

THAT the Parks and Recreation Advisory Committee recommend Council approve the Skaha Lake Park East Plan.

**CARRIED UNANIMOUSLY**

Michaela Wooldridge, Member at Large left the meeting at 5:04 p.m.

Second part:

THAT the Committee support seeking community opinion for a long-term contractual arrangement of up to 25 years for the development, operation and management of the marina and related facilities and amenities (such as short-term and long-term moorage, marina repairs, marina retail store, gas dock with fuel sales, watercraft and equipment rentals and café/licensed restaurant) located at the marina area in Skaha Lake Park, 3885 South Main Street and include the question on the ballot as part of the upcoming by-election.

**DEFEATED**

**Gary Dean, John Archer, Tyson Bull, James Palanio and Isaac Gilbert, Opposed**

5. **Next Meeting**

The next Parks and Recreation Advisory Committee meeting is tentatively scheduled to be held on April 19, 2021 at 3:00 p.m.

Drew Barnes, Member at Large left the meeting at 5:28 p.m.

6. **Public Question Period**

7. **Adjournment**

**It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee adjourn the special meeting held on March 11, 2021 at 5:34 p.m.

**CARRIED UNANIMOUSLY**

Certified Correct:

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Alysa Wardley  
Legislative Assistant

# Minutes



## Special Parks and Recreation Advisory Committee Meeting

held via Zoom  
Monday, March 22, 2021  
at 3:00 p.m.

- Present:** Isaac Gilbert, Chair  
James Palanio, Vice Chair  
Drew Barnes  
Gary Dean  
John Archer  
Michaela Wooldridge  
Robert (Sandy) Ross
- Council Liaison:** John Vassilaki, Mayor
- Staff:** Anthony Haddad, General Manager of Community Services  
Len Robson, Public Works Manager  
JoAnne Kleb, Public Engagement Program Manager  
Jim Bauer, General Manager of Finance and Administration  
Donny van Dyk, Chief Administrative Officer  
Philip Cooper, Communications Manager  
Kristen Dixon, General Manager of Infrastructure  
Alysa Wardley, Legislative Assistant
- Regrets:** Julia Barber  
Laura Harp  
Marc Tougas  
Susan Fraser  
Tyson Bull
- Guests:** Karen Brownlee  
Peter Osborne  
Hannah Hyland

### 1. Call to Order

The Parks and Recreation Advisory Committee was called to order by the Chair at 3:10 p.m.

### 2. Adoption of Agenda

#### It was **MOVED** and **SECONDED**

THAT the Parks and Recreation Advisory Committee adopt the agenda for the meeting held on March 22, 2021 as presented.

**CARRIED UNANIMOUSLY**

### 3. **New Business**

#### 3.1 Skaha Lake Park East Plan – Marina Implementation

The General Manager of Community Services gave the Committee an overview of the guiding documents surrounding the Skaha Lake Park East process and plan. This covered the master plan objectives regarding marina funding as this is a key component of the marina implementation.

The Public Engagement Program Manager gave the Committee a summary of the highlights of the Skaha Lake Park East community engagement process. The review focused on private versus public funding options and on feedback for pursuing a long-term lease of marina land.

The General Manager of Finance and Administration presented the Committee with the current financial plan for the City of Penticton and an evaluation of long term investment options for the Skaha Marina lands. City Staff are recommending a management operating agreement as the preferred license over a lease agreement, though both options were reviewed.

The floor was opened to the Committee for questions and comments. Members at Large expressed concern regarding the 25-year term in the proposed question. City Staff confirmed that there will be a 3-5 year review in place for any private operator to ensure that standards are being met within a private operation over this time. Discussion ensued regarding the timeline for the Skaha Lake Park East process and plan, it was noted that the by-election was a target for the public opinion question in June 2021, as opposed to when a General Local election will be taking place in 2022.

#### **It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee recommend that Council seek a community mandate to establish a long-term agreement with a private operator to help fund the capital improvements and operate the Skaha Marina by including a question on the spring 2021 by-election ballot;

AND THAT the Committee recommend that Council select Option #2 for the Community Opinion Question on the by-election ballot;

AND THAT the Committee recommend that Council pass a resolution committing Council to abide by the results of Community Opinion Question on the by-election ballot;

AND THAT the Committee recommend that if there is community support through the by-election, the proposed operating agreement will be brought back to the Committee for review and a recommendation prior to being presented to Council for a decision.

**CARRIED UNANIMOUSLY**

### 5. **Next Meeting**

The next Parks and Recreation Advisory Committee meeting is scheduled to be held on April 19, 2021 at 3:00 p.m.

### 6. **Public Question Period**



Drew Barnes, Member at Large, left the meeting at 5:04 p.m.

7. **Adjournment**

**It was MOVED and SECONDED**

THAT the Parks and Recreation Advisory Committee adjourn the Special meeting held on March 22, 2021 at 5:10 p.m.

**CARRIED UNANIMOUSLY**

Certified Correct:

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Alysa Wardley  
Legislative Assistant

# Proclamation

penticton.ca

## "Volunteer Week"

April 18-24, 2021

**WHEREAS** The National Volunteer Week Theme for 2021 is The Value of One, The Power of Many, reflects on the awe-inspiring acts of kindness by millions of individuals AND the magic that happens when we work together towards a common purpose; and

**WHEREAS** This past year, we have seen people supporting family, friends, neighbours, and strangers, and people sharing insights on how to create a more just and equitable society; and

**WHEREAS** We all recognize the value of the caring and compassion that each one has shown another, and we recognize the power of people, organizations, and sectors working together; and

**WHEREAS** The power of people working together can bring about monumental changes; and

**WHEREAS** The giving of oneself in service to another empowers the giver and receiver. Further; volunteers are vital to our future as a caring and productive community;

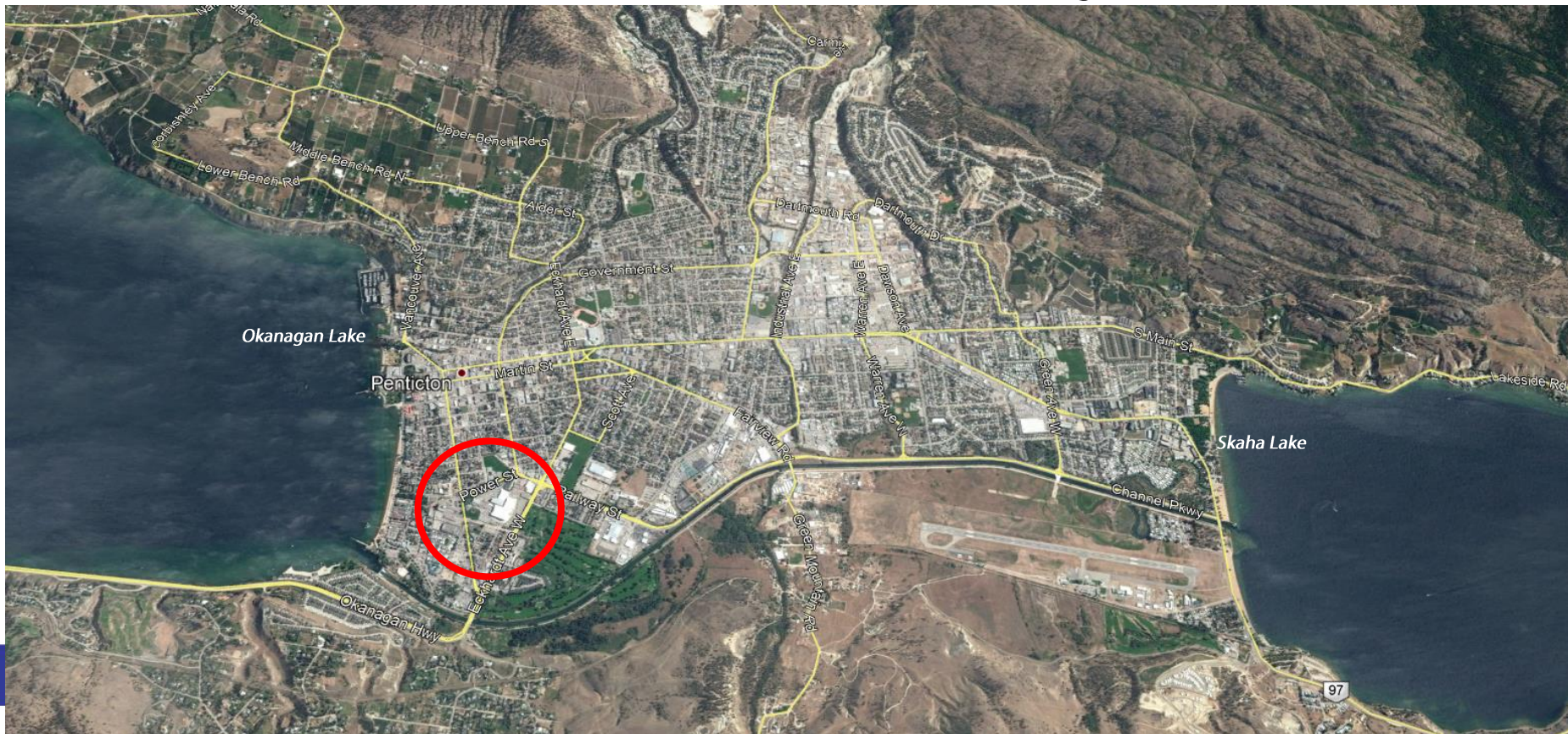
**NOW, THEREFORE** I, Mayor John Vassilaki, **DO HEREBY PROCLAIM** the week of April 18 to 24, 2021 as "Volunteer Week" in the City of Penticton and urge my fellow citizens to recognize the crucial role played by volunteers in our community.

A handwritten signature in blue ink that reads "John Vassilaki".

Mayor John Vassilaki

# North Gateway Redevelopment & Investment Strategy

# North Gateway





# Background

- Plan boundary
- City assets
- Development activity / interest
- Underutilized land
- Westminster corridor
- Entryway to City



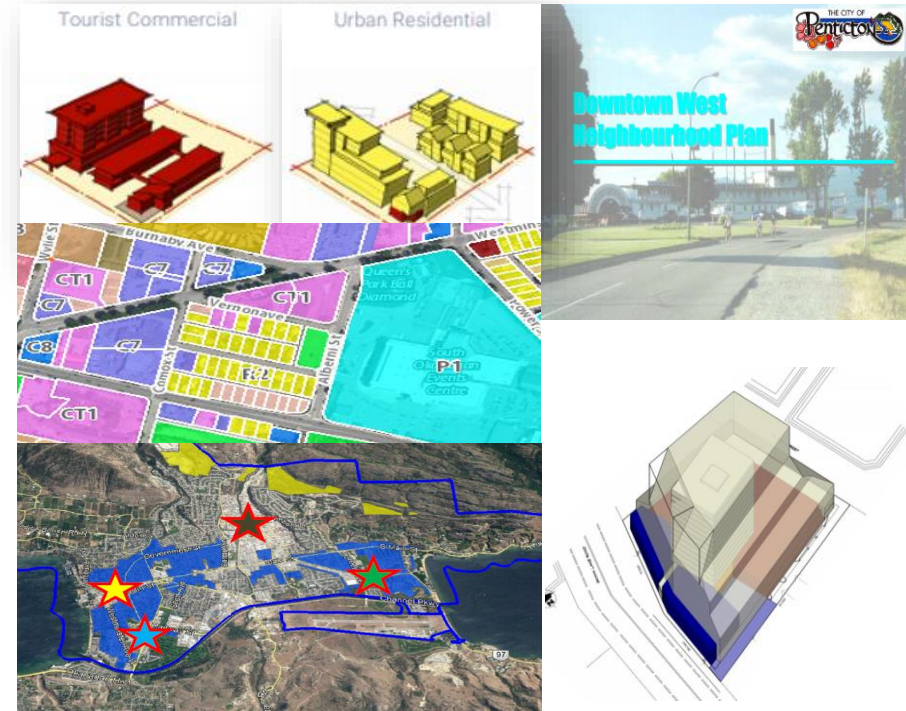
# Why?

-12-

- Economic Development priority
- Investment ready
- Coordinated approach
- Development interest / recent application for change
- Support City investment



- 1997 Downtown West Plan
- 2006 Urban Villages
- Strategic Investment Areas
- Zoning Bylaw
- 2018 OCP...





North Gateway  
Strategic  
Investment Area  
identified in the  
OCP as a priority





# City Investments & Considerations

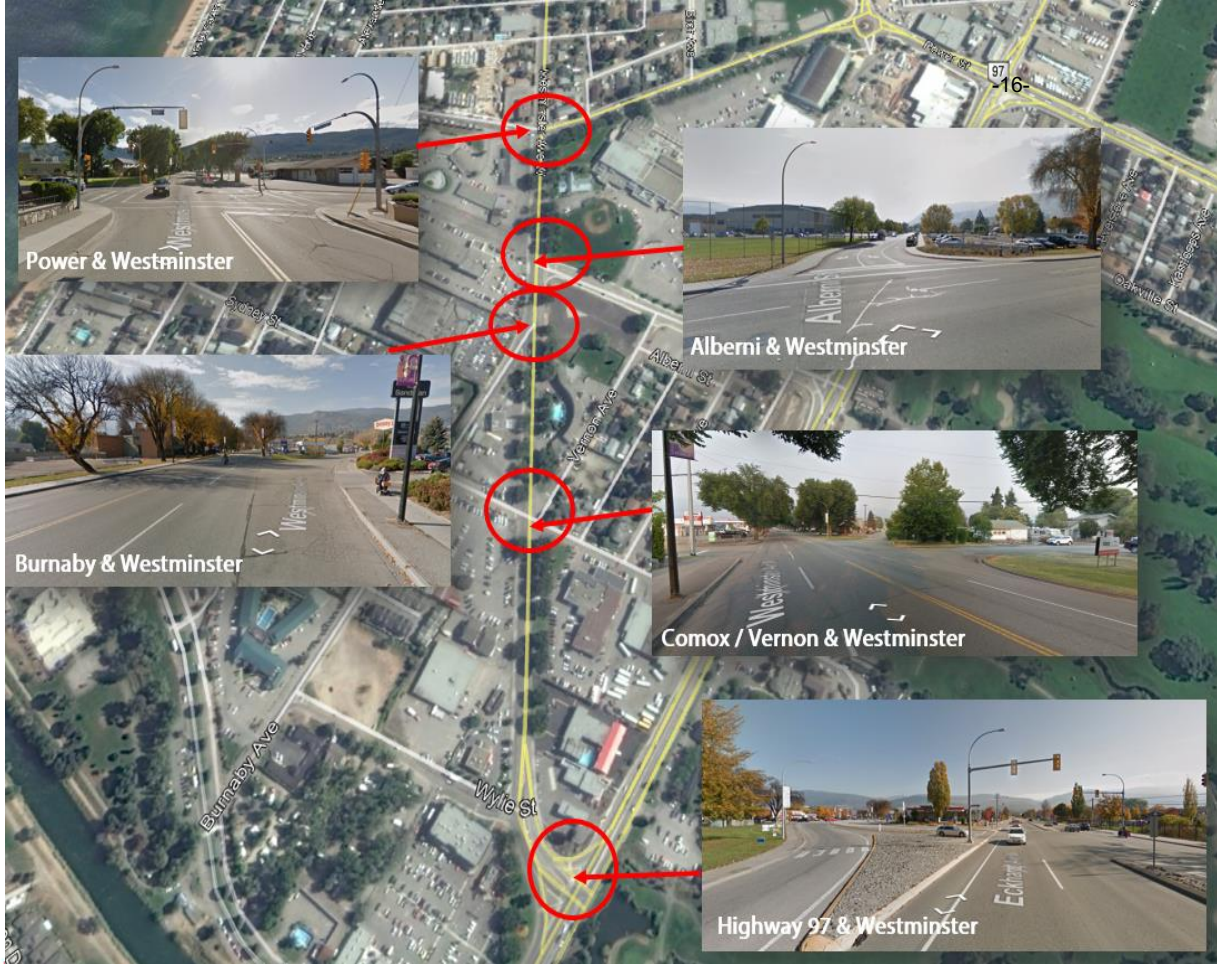
- Penticton Community Centre
- South Okanagan Events Centre & Okanagan Hockey School Training Centre
- Penticton Trade & Convention Centre
- Cleland Theatre
- Penticton Curling Club
- Memorial Arena
- Queens Park Ball Diamond





## Scope of Process

- Land Use & Density
- Infrastructure
- Form & Character
- Wayfinding
- Transportation / Mobility / Access / Parking
- Investment Strategy





# Getting it Right

-17-

- First impressions
- Large parcels of undeveloped land
- Connections
  - Downtown west
  - Riverside Drive – Waterfront
  - Sicamous Master Plan
  - Power Street – Waterfront
  - Highway 97





# Gateways / Critical Connections

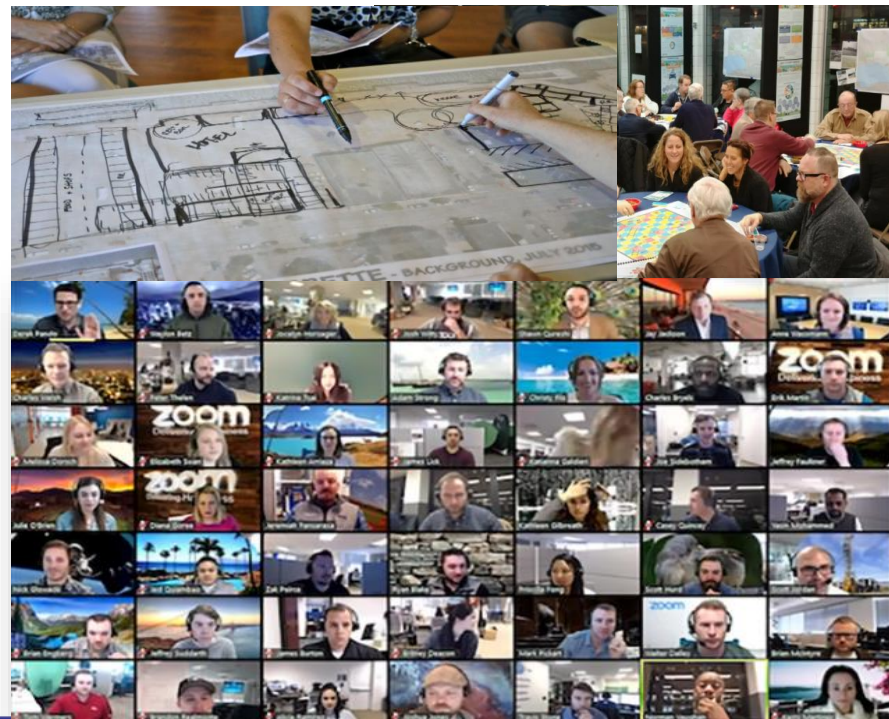




# Community Engagement

-19-

- Community
- Landowners
- Business Owners
- Stakeholder Organizations
  - *Economic Prosperity and Development Services Advisory Committee*
  - *Parks & Recreation Advisory Committee*
  - *Travel Penticton*
  - *Spectra Event Management*
  - *Penticton & Wine Country Chamber of Commerce*
  - *Downtown Penticton Association*
  - *Arts, Creative and Cultural Innovations Advisory Committee*
  - *Regional District of Okanagan Similkameen*
  - *School District 67*
  - *Penticton Indian Band*
  - *Ministry of Transportation & Infrastructure*
  - *Penticton Golf & Country Club*





## North Gateway Experience

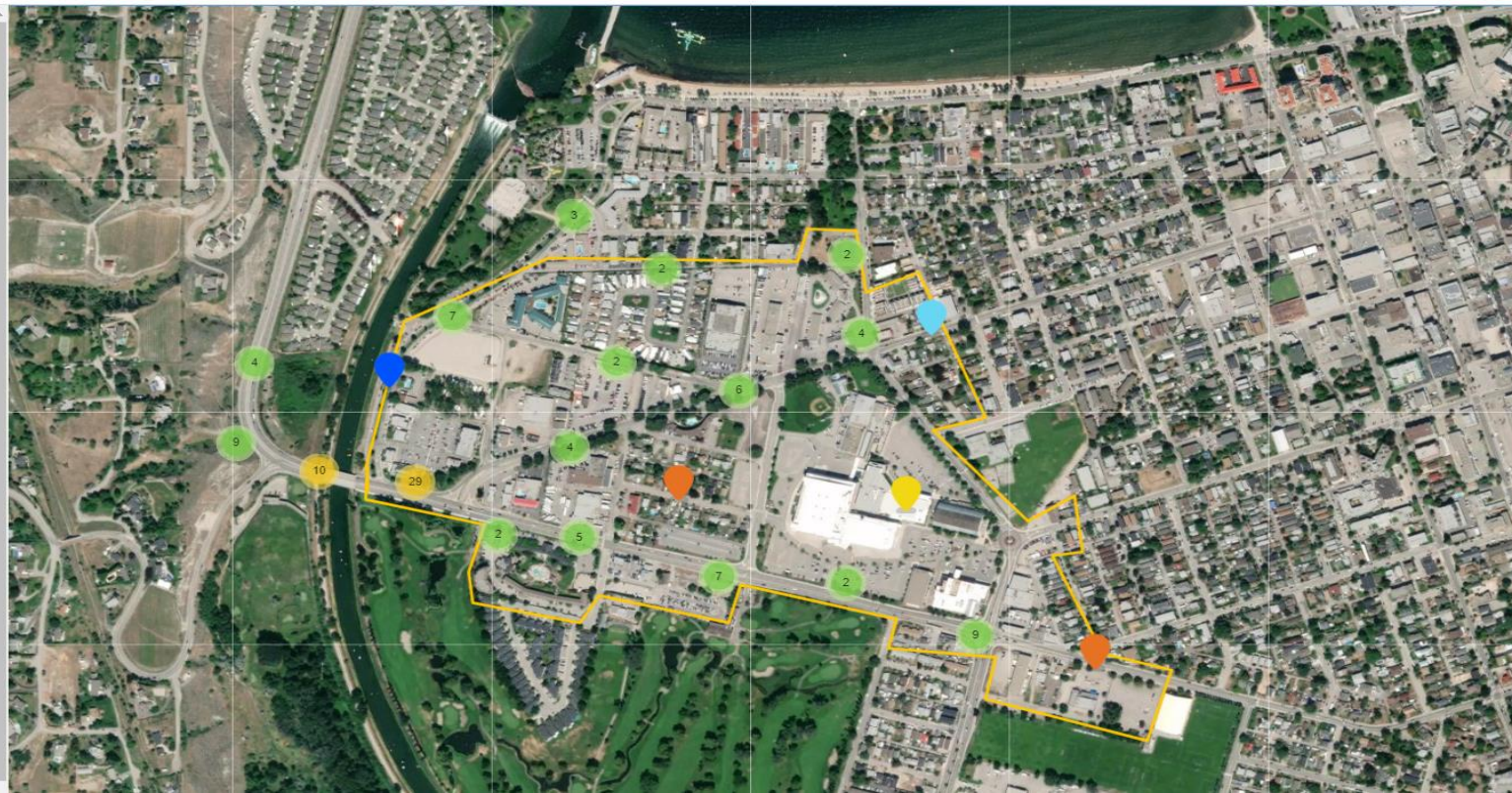
Mark the map to share your thoughts on the North Gateway.

Do you have comments or suggestions for the North Gateway? The City wants to hear from you. Follow these instructions to share your comments on the map. The City is collecting comments through to May 19. Comments will be used to develop a draft plan for the area.

1. Click on the map and then look for this symbol in the top left of your screen.

2. Choose the pin category which best describes your comment. Choose 'Other' if you are not sure.

- Uses - How do you currently use the North Gateway area? (i.e. Do you drive, bike, walk or use transit in this area?)
- Destinations - What currently brings you to this area? (i.e. Go to concerts? Enjoy greenspace? Is your favorite restaurant or in the area?)
- Challenges - Are there any obstacles or barriers that impact your use of this area? (i.e. Can't find parking? No through access to downtown?)
- Positives - What are some of the positive things you have seen happen within the North Gateway area? (i.e. Do you like the SOEC? The new sidewalks?)
- Changes - What do you think we need in the North Gateway area? (Improvements to transportation? More nightlife? More services?)





# 1<sup>st</sup> Phase of Engagement

-21-

[Shapeyourcitypenticton.ca](http://Shapeyourcitypenticton.ca)

## Ideas?

10

IDEAS

### Help us reimagine the North Gateway experience

Post your ideas, comments and pictures to answer the following questions:

- How do you currently use the North Gateway area? (i.e. Do you walk on the paths? Take Transit? Enjoy the greenspace?)
- What currently brings you to this area? (i.e. Do you golf? Go to concerts? Visit the chiropractor?)
- Are there any obstacles or barriers that impact your use of this area? (i.e. Can't find parking? No through access to downtown?)
- What are some of the positive things you have seen happen within the North Gateway area? (i.e. Do you like the SOEC? The new sidewalks?)
- What do you think we need in the North Gateway area? (Improvements to transportation? More nightlife? More services?)



 deandouglas  
11 days ago

### Bridge Idea



A modern curve bridge as you enter into pentiction would be a nice...

Share 1 Comment 0 


 Kathy Corbett  
2 days ago


Whatever is developed should add to the beauty of the city not distract from it. i.e. 6 story cheap wooden dense towers do not add.

Share 0 Comment 0 

 Kathy Corbett  
2 days ago

Widen the streets while you still have a chance with exit lanes and bike lanes.

Share 0 Comment 0 

 Janice L Kennedy  
11 days ago


Please give our "Peach on the Beach landmark some attention. It needs to be repainted with a better colour. It's looking pretty old.

Share 0 Comment 0 

 Kathy Corbett  
2 days ago

Keep the appearance open and well landscaped like the SOC. The entrance into the town should be as appealing as possible.

Share 0 Comment 0 


 beevie  
3 days ago

Make it cycling friendly. Unless one is very experienced, this is an intimidating stretch of road to ride on.

Share 0 Comment 0 

 Kathy Corbett  
2 days ago

Move the car dealership to the band land to form a car park along with the Nissan dealership. Win/win for everyone

Share 0 Comment 0 

 Kathy Corbett  
2 days ago

Motel/hotel should have much better architecture than then the last new ones.

Share 0 Comment 0 


 cameronb  
8 days ago

This could be a residential jewel  
Focusing on potentially tacky entrance upgrades should not be a f...

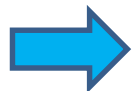
Share 1 Comment 0 

 Kathy Corbett  
2 days ago

Power street needs a major grocery/drug store. Use the old motel area.

Share 0 Comment 0 

# Project Timeline



Phase	Process	Timeline
Phase 1	• Scope of Planning Process	January / February 2021
Phase 2	• Landowner Consultation	March / April 2021
Phase 3	• Community Consultation	April / May 2021
Phase 4	• Plan outline development / Design Charrette preparation • Technical Analysis / Data Gathering	June / July / August 2021
Phase 5	• Design Charrette / Community Dialogue • Draft Plan Review	September/ October 2021
Phase 6	• Proposed Plan • Refined Vision • Investment Strategy	November / December 2021
Phase 7+	• Implementation	2022 & beyond





# The Charrette

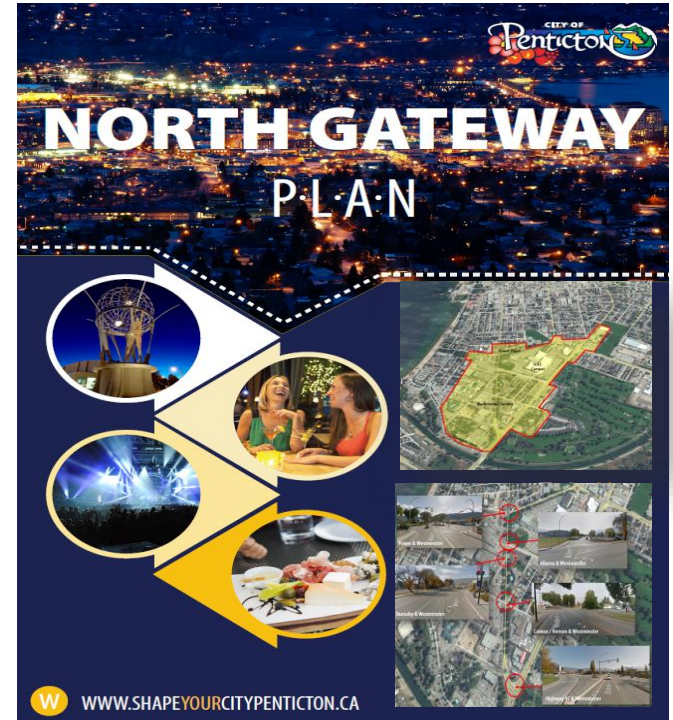
-23-



# The Charrette Layers

-24-

1. Land Use & Density
2. The Experience
3. Mobility & Connections

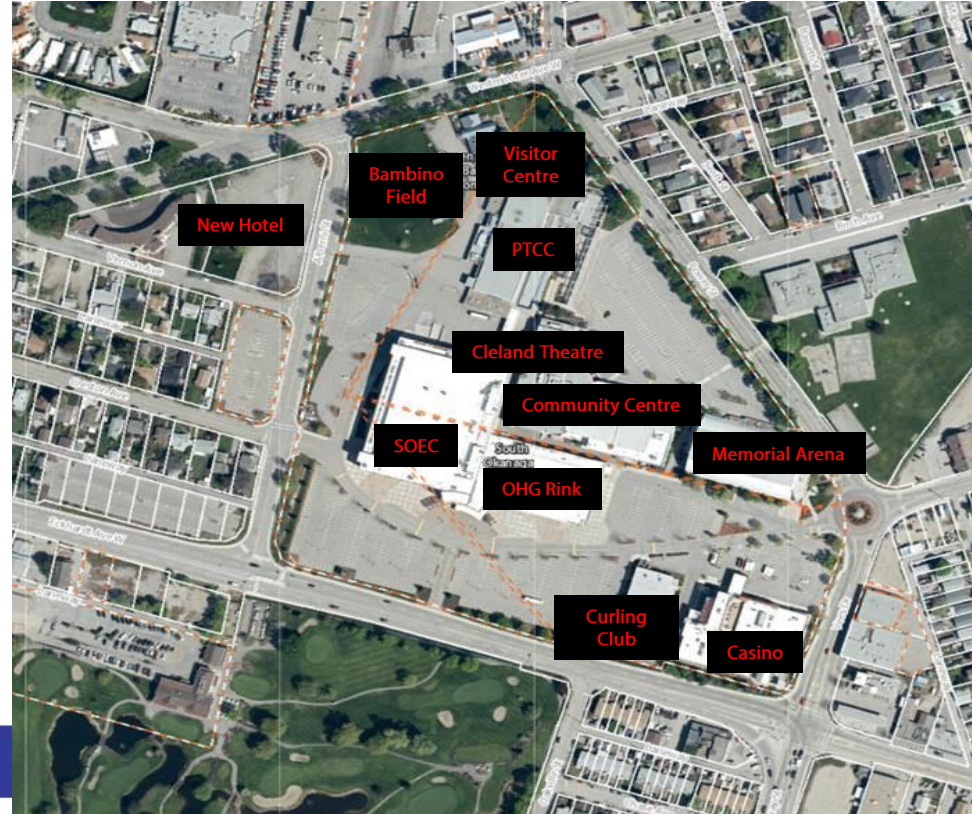




# Land Use & Density

-25-

- Land Use & Density Layer
  - North Gateway
  - SOEC Complex
- Character & Identity Layer



# The Experience

-26-

- Entertainment & Activity Layer
  - North Gateway
  - SOEC Complex
- Amenity Layer
  - Park land
  - Connections





# Park land

-27-



Park Dedication Bylaw 2018-37



- Mobility & Connection Layer
  - North Gateway
  - SOEC Complex
- Wayfinding & Entrance Layer



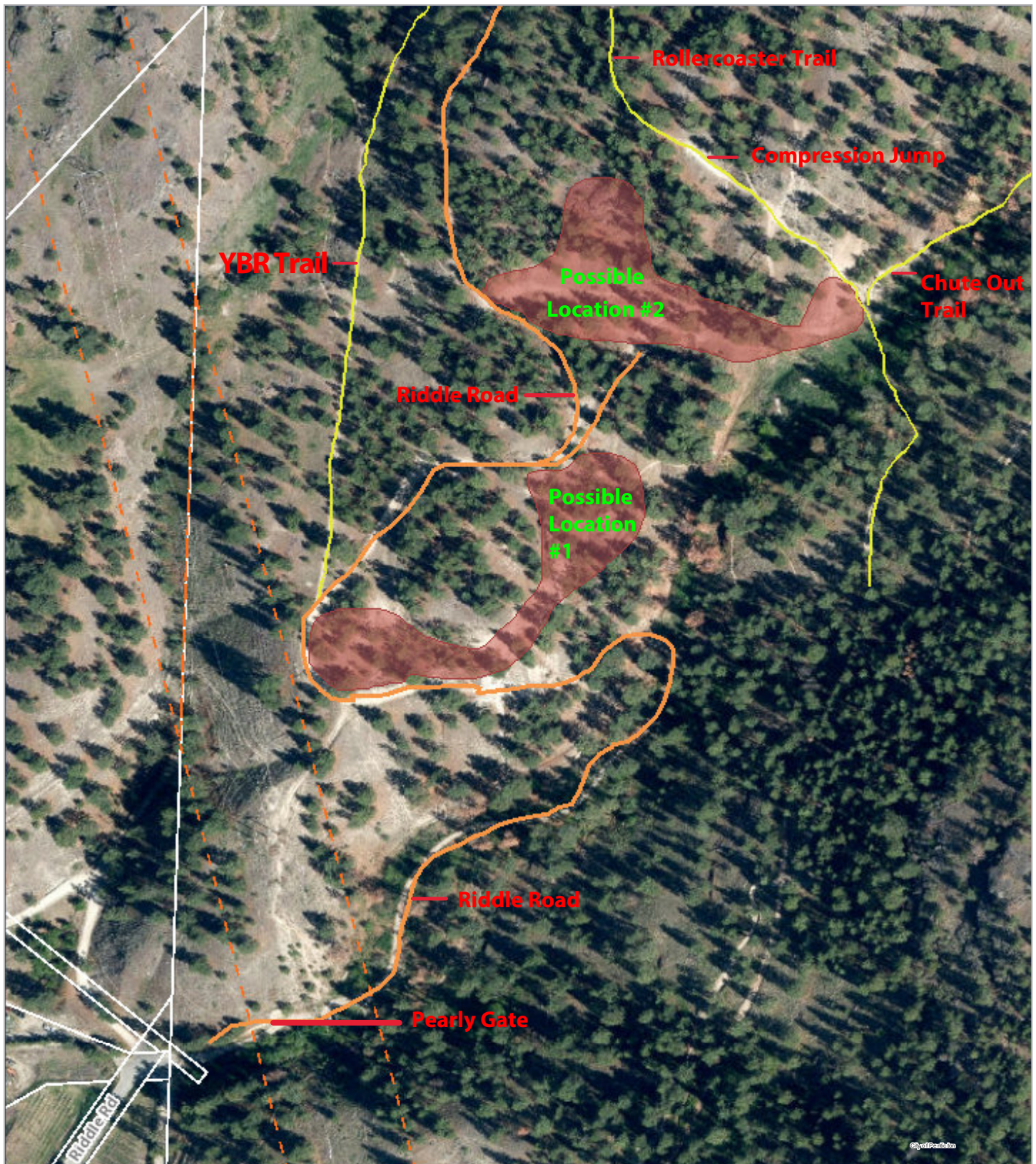


- Layer Concepts
  - Design vision
    - North Gateway
    - SOEC Complex
- Layer Policy Framework & Direction
  - Policy recommendations



# Questions

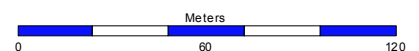




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1:2,400  
May 3, 2021  
11:33:14 AM





# Committee Memo

penticton.ca

**Date:** May 17, 2021  
**To:** Parks and Recreation Advisory Committee  
**From:** Michael Hodges, Development Infrastructure Manager

File No: RMS Address / 150 Crow Place

**Subject:** Parking lot for 150 Crow place

## Staff Recommendation

THAT the Parks and Recreation Advisory Committee support the development of millings surface parking lot with approximately 40 spaces on the City owned park zoned property at 150 Crow place

## Background

150 Crow Place is an undeveloped City owned lot, located at the South End of Evergreen Drive. The City obtained ownership of the lot as part of the subdivision of the surrounding area in 2000. The lot is currently zoned park, but accommodates water infrastructure including a pump station and is largely devoid of any trees or major landscaping or vegetation. The property is approximately 0.5 ha (1.28 acres) in area and relatively flat.

A recent residential subdivision for lands at the end of Evergreen Drive and abutting the subject property have resulted in a City owned 10m right-of-way leading from the Crow Place lot to Skaha Bluffs Provincial Park.

It is the intention of the City to develop a parking lot at 150 Crow Place to utilize this newly obtained access.

Aside from the new development, the subject property is surrounded by undeveloped privately owned land that the OCP identifies as parkland, trails and conservation areas. These lands, referred to as the Wiltse Lands, are under development application and interest and will likely see development occurring within the next year and continuing for several years.

Informally, 150 Crow Place has been used as a northern access point to Skaha Bluffs Provincial Park, whose main parking lot and access point is outside City limits at the top of Smyth Drive. Climbers, cyclist and hikers have used 150 Crow Place (when the gate is open) as well as using Evergreen Drive,



for vehicular parking. The use of Evergreen Drive for parking has created issues for residents in the area, those of whom staff have spoken to, favor development of a parking lot.

### **Proposal**

Now that legal access has been provided between 150 Crow place and Skaha Bluffs Provincial Park via the 10m right of way, staff are proposing the creation of a parking lot to access Skaha Bluffs Provincial Park. In the interim, the parking lot would be made with a millings surface, include curb stops, garbage collection receptacles and signage. Longer term there is the opportunity to add additional amenities like, washrooms, paving, water bottle fill stations etc. as demand and resources dictate. Staff also recommend exploring longer term opportunities with BC Parks, who manage Skaha Bluffs Provincial Park, to which this parking lot would serve. BC Parks staff have expressed an interest in perhaps partnering on tying this parking lot into their park, which would remove the maintenance and capital requirements away from the City. This is a longer term strategy however.

If supported by Council the intention will be to finalize the basic design and begin construction imminently to be completed this summer. The design will take into account the wetlands that is currently just to the south of 150 Crow Place.

### **Analysis**

With the new access from 150 Crow Place through to Skaha Bluffs Provincial Park now in place and other additional parkland being proposed under the OCP in the surrounding area, having a parking lot in this location will provide access to the current recreational parkland as well as future park land as the Wiltse Lands redevelop.

Having the parking lot created now will also alleviate concerns of the neighbouring residents from the use of their streets for parking.

Given the above, staff are recommending that the Committee support this initiative.

### **Attachments**

Attachment A: Draft parking lot design

Respectfully submitted,

Michael Hodges  
Development Infrastructure Manager

Attachment A – Draft parking Lot Design





## 2021 Parks and Recreation Advisory Committee Meeting Dates

Meeting commences at 3:00 p.m.

Council Chambers, City Hall, 171 Main Street (Second Level) or via Zoom

Month	Date
January	18
February	22
March	15
April	19
May	17
June	14
July	19
August	16
September	20
October	18
November	15
December	6